High Class Apartments

APARTMENTS-Sale or Let.

Unfurnished. Above 59th St.-5th Av. to North River.

THE BELNORD

86th-Broadway-87th

7 to 11 Rooms 2 to 4 Baths

CHEPSTOW

215 West 101st St

8 & 9 Rooms & 3 Baths \$2,600 to \$3,400 Outside Light Apartments

160 WEST 87TH ST.

Private House Block

6 Rooms, 2 Baths 5 Rooms & Bath

2 Rooms, Kitchenette

THE COURTNEY

55 Central Park West

10 Rooms, 3 Baths

Rental \$4,500.

495 WEST END AVE.

10 & 11 Rooms, 3 Baths, Rental, \$4,000

DOROTHEA

331 West 101st St.

8 Rooms, \$2,300 to \$2,550.

312 WEST 109TH ST.

Ponchartrain

5 Rooms & Bath, \$1,600

308 WEST 106TH ST.

155 RIVERSIDE DRIVE

9 Rooms, 3 Baths, \$4,500 Exceptional Apartment

THE AVONEL

172 West 79th St.

8 Rooms, \$2,400 Park Street

251 WEST 95TH ST.

8 Rcoms. \$2,000 to \$2,400

2 Rooms & Bath, \$1,000 Park Street

9 Rooms, 3 Baths, \$3,400

# News of Real Estate MONEY immediately advanced mort gages: Interest Dec. WALDORF, 15 Park Row. Suite 201.

## **HUNTS POINT LOTS SELL FOR \$498,578**

Remainder of English Hold- Plan \$1,500,000 Apartment ings Sold-Porter Property at Jamaica Auctioned.

The remaining 150 Hunts Point lots vere sold on Saturday by Joseph P. Day fourteen story apartment house to cost in a continuation sale held in the Hunts \$1,500,000 at the southwest corner of Point Palace, Hunts Point Square, Bronx. Eighty-seventh street and Park avenue Point Palace, Hunts Point Square, Bronx.
The entire \$95\$ lots, a foint liquidation for the New York City Freehold Estates Corporation of 21 Ironmonger lane, Londan, England, and the East Bay Land and Improvement Company, 25 Pine street, brought \$498,548.

Bronx business men were conspicuous at the conclusion sale. George Cohen estimate of the architects, Schwartz & Schwar

at the conclusion sale. George Cohen was the first buyer of the day. He took a plot fronting on East 156th street, be-Markham Realty Company, Clarence Eckhardt president, purchased 677 Lexington avenue and 139 East Fifty-sixth street, the northeast corner of Fifty-sixth street. The Lexington avenue property consists of a four story store and apartment building, and the Fifty-sixth street property is a three story and basement dwelling. The property was held at \$100,000. Wm. A. White & Sons were the brokers. tween Barry street and Garrison avenue. for \$4,000. E. A. White purchased plot on Barry street, between Grinnell place and Garrison avenue, for \$2,650.

Samuel Klein acquired a plot on Grinnell place, between Barry street and Truxton street, for \$2,600. John Dinan purchased four lots on Barry street, at Grinnell place, for \$1,400. Max Quinton bought six lots on Truxton street, be-tween Grinnell place and 156th street,

for \$2,500.

"It is my belief that the public received fine bargains in the liquidation of these Hunts Point lots," said a representative of the owners after the sale. A new population is bound to flow in following the cutting up of this big tract. Five hundred people own this land now, whereas a single ownership controlled it for over thirty years. A new and virile addition to The Bronx is sure to result.

sure to result.

"The sale proves that suburban property properly exploited and properly sold by experts will find a ready market in New York to-day."

Three hundred and twenty-five lots. Known as the Porter property, on Rockway and Farmers boulevards and advances and Farmers boulevards and Eighth avenues.

Figure 1. Long Island—Sale or Long Island—Sal Three hundred and twenty-five lots, known as the Porter property, on Rock-away and Farmers boulevards and adjoining highways near Jamaica, were disposed of on Saturday at auction by Joseph P. Day for \$74,990. The majority of the buyers were people who live in and around Jamaica and Springfield. Several Long Island builders and those who came to buy home sites were among the purchasers. About 800 people attended the sale.

tended the sale.

A. Pierini, a Jamaica builder, was the

A. Pierini, a Jamaica builder, was the largest single buyer, his purchases totaling \$25,650. He took a plot at Rockaway and Farmers boulevards for \$3,950 and one on Lombard street for \$350.

Frank Bora paid \$2,200 for a plot on Porter place, running through to Farmers boulevard. T. Cafferty acquired three lots on 147th street, near Lombard street, for \$350 aplece. George Howard obtained two corners on Rockaway boulevard for \$550 aplece.

Inside lots on Rockaway boulevard, near Farmers boulevard, went to P. Panziello for \$800 each.

Joseph W. Hatch leased to Katharine B. O'Reilly the southwest corner of Third avenue and Sixty-eighth street for twenty-four years from October 1, at \$5,000 and \$5,040 a year. On the plot is a two story moving picture theater. The three story building containing stores, on a plot 16x80, at 216 Third avenue, has been leased by Lucius H. Beers to George Schum for twenty-one years, with an option for renewal for thirty-one years. The leases cali for a yearly net rental of \$600.

Lewi & Weyl leased a loft in 693 Broadway to the Leather and Textile

story house, 20x49.4, at 264 West Twenty-sixth street.

Frances Corse has sold to James N. Worcester, 152 East End avenue, at three story dwelling, 19.2x44.2x irregular.

Frank Kreutzer has sold to James N. Myron Schumaker.

Coulter 547 East Eighty-seventh street, a five story house, 25x100.8.

Vito Stallone has sold to Letizia locine the four story dwelling, 21.3x 100.11, at 67 East 121st street.

Owners Take Other Apartments at Jackson Heights.

100.11, at 67 East 121st street.

E. B. Glogan sold to the newly formed
113 West Ninety-fifth Street Corporation the four story dwelling, 113 West
Ninety-fifth street, on a lot 20x102.2.

### BROOKLYN TRANSACTIONS.

A. Mishkin sold for the Adage Realty

A. Mishkin sold for the Adage Realty
Corporation two stores, with apartments,
1709 and 1715 Avenue M, held for
\$25,000.

The Leverich Realty Corporation
leased for a Mr. Brunjes the store 1473
Bedford avenue to the Howell Sales
Company; sold 243 Clinton street to
Joseph Zaloom,

PERSONAL AND IMPERSONAL.

Mary Page is the buver of the flats
45 50 Amsterdam avenue and Henry

Lewi & Weyl have been appointed agents for 117 West Forty-sixth street.

623 Brondway, 106 Liberty street and 14 West Fifty-fifth street.

Joseph G. Haft, formerly president of the Berkshire Realty Company of Brooklyn, 15-2 opened offices in 225 Fifth avenue To conduct a general real astate business.

For the erection of an apartment For the erection of an apartment assate by the rection of an apartment by the rection of the rection of an apartment by the rection of the rection

For the erection of an apartment touse at the southeast corner of Burnidge avenue and Buchanan place. 100x 115, the Lawyers Mortgage Company as lent \$140,000 to the Kroog Holding from its builder, G. L. Lawrence. It occupies a site 36,9x100 and carries a mortgage of \$54,250.

Another transaction in the same acc-

Ponimore C. Goode and Joseph P. Day were the brokers in the sale of the south corner of Forty-fifth street and Twelfth avenue.

George N. Robinson, owner of the Robinson Building, at the northwest corner of Liberty and Church streets, has appointed A. H. Mathewa & Co. as mannaling agents of the building. A. H. Mathewa & Co. have established a branch point are improved with business buildings. ffice on the premises under the directions of George B. Hanford and Clinton

Lawrence, Blake & Jewell have placed for Louis Kramer a first mortgage of \$185,000 at 5½ per cent, for five years on 19 West Sixty-ninth street, a four-teen story apartment hotel, 40x100, bringing in an annual income of \$103,000 and assessed by the city at \$345,000.

Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon Sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon Sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon Sold for the Sold Frederick H. Allen of Frederick Zittel F. L. Landon F. L. L. Landon F. L. Landon F. L. L. Landon F. L. Landon F. L. Landon F. L. L. Landon F. L. L. Landon F. L. L. Land Blake & Jewell have placed

at 87th Street-Sale on

Lexington Avenue.

estimate of the architects, Schwartz & Gross, will cost \$425,000.

Other Apartment Deals.

Other Renting Transactions in

Manhattan.

Joseph W. Hatch leased to Katharine

BAKER BUYS IN DYCKMAN.

WOMAN SELLS ON WEST SIDE.

MONEY TO LOAN AND WANTED

ON BOND AND MORTGAGE.

TISHMANS TO BUILD SECOND Mortgage money to load promptly; quick answers WALDORF, 15 Park Row. Suite 201-2-3-4. ON PARK AVENUE HEIRS Money Immediately advanced upon your unfelvided vanced upon your unfelvided in the park Row, sulte 201-2-3-4.

REAL ESTATE AT AUCTION.

JOSEPH P. DAY, INC., Real Estate Ase-tioneer, 67 Liberty St. N. Y. Phone Cort. 744 JEHR JUHNSON, JR., CO., Auctioneers 193 Montague St., Brooklyn, N. T.

CITY REAL ESTATE.

F. & G. PFLOMM, REAL ESTATE, 1333 Broadway, at 35th St.

### CROSS&BROWN

Real Estate in all its branches,
18 EAST 41ST ST. 407 BROADWAY.
178 FIFTH AV., B'WAY & 57 St., Fisk Bidg.

Commercial Property

Stear 1261 Broadway Stuye 0627

## FRED' X & CO

JOSEPH MILNER REAL ESTATE
Tel. Vanderbilt 3607.

William D. Kilpatrick has purchased from Charlotte M. Leleu of Paris, prough Fred A. Holly, the five story enement house, containing a store, 348 ast Ninety-second street, adjoining the ELSINE HESS PROPERTY

MANAGEMENT.
Tel. Plaza 7053, 57 West 57th Street. A. V. AMY & CO. 160 W. 720 St., N. Y. C.

The six story apartment house 216 and 218 West 143d street has been sold by Max Feist to the Klassmore Real Estate Corporation, subject to a mortgage of \$45,000. It covers a plot 50x99.11, between Seventh and Eighth

AND HUMES,
Sale or Rent.

KENNETH IVES & CO...
17 East 42d St. Murray Hill 6037. CHAUNCEY B. GRIFFEN & CO., Westchester's Leading Realty Experts, 18 East 41st St. Murray Hill 2020.

Connecticut-Sale or Let.

UNCOMMON ESTATE

Panziello for \$800 each.

SALES IN MANHATTAN

REVEALED IN RECORDS

Louis Shatten resold to the Alfo
Realty Corporation the five story tenethe 436 East Eighty-fourth street,

Mae Brin resold to John Falco the
five story tenements, southeast corner
of Pleasant avenue and 118th street,
25.6298.

Benjamin Elliman sold to Thomas
Ranese the five story flats and store,
435 East Eighty-first street, 25x irregular.

The Eagle Moving Picture Company
sold to Celia Holland the five story flats,
62 East 105th street, 25x100.11.

Lina O. C. Prescott has sold to Rocce
Angelillio a five story tenement house
containing a store, 25x95, at 1526 Madfason avenue.

The five story tenement house
containing a store, 25x95, at 1526 Madfason avenue.

David G. Garabrant sold to Frank La
Falcia the three story building, 171 East
115th street, 16.6x100.11. for \$45,000.

Emma G. Sneieker and others sold:
Anna G. Rapp the three story dwelling,
123 East Ninety-fifth street, 16x100.5.

Anna G. Rapp the three story dwelling,
123 East Ninety-fifth street, 16x100.5.

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123 East Ninety-fifth street, 16x100.5.

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123 East Ninety-fifth street, 16x100.5.

Panyla G. Rapp the three story dwelling,
123 East Ninety-fifth street, 16x100.5.

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Panyla G. Rapp the three story dwelling,
125 East Ninety-fifth street, 16x100.5.

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Panyla G. Rapp the three story dwelling,
125 East Ninety-fifth street, 16x100.5.

Panyla G. R Emma G. Snedeker and others sold to Anna G. Rapp the three story dwelling, 123 East Ninety-fifth street, 16x100.8, for \$20,000.

The W. K. G. Company sold to James T. York the three story dwelling, 257 the Kerr Building at 44 Beaver street to Charles N. Fowler & Co., dealers in bunds and invertment securities. Also bunds and invertment securities. Also bunds and invertment from the company sold to the company sold to James T. York the three story dwelling, 257 the Kerr Building at 44 Beaver street to Charles N. Fowler & Co., dealers in bunds and invertment securities. Also bunds and invertment securities. Also bunds and invertment securities. Also bunds and invertment of 135 Broad-space on the tenth floor of 135 Broad-space on the tenth floor of 135 Broad-space and planted. Magnificent views. Sewers, gas, water, electricity, sidewalks. Paved and parked streets. 55 minutes to Manhattan by two transportation lines, any time, day or night. Over 400 bunds and invertment securities. Also bunds and invertment securities. Also bunds and invertment securities.

SUBURBAN HOME FOR SALE.

ree story dwelling, 19.2x44.2x irreg-ar.

Frank Kreutzer has sold to Elmer D.

BUY NEW COOPERATIVE FLATS.

dence, plot 22:2288, corner property, 2 in baths, hardwood floors throout, 2 open fire places, maid apartments, garage for 2 cure with chauffeur's quarters; 25 fruit trees with chauffeur's quarters; 25 fruit trees and screens, awaigness, and screens, and screens, awaigness, and awaigness, awaigness, and awaigness, aw

Three pioneer apartment owners at Jackson Heights, under the Jackson Heights, under the Jackson Heights plan of tenant ownership, having disposed of their apartments in the first group of houses sold by the Queensboro Corporation, have purchased other apartments in Elm Court and Laburnum Court, two of the new elevator apartment houses erected recently in Twenty-second street.

John P. Allen of 166 Twenty-fifth street has purchased an apartment in street has purchased an apartment in Write, outlining your wants, to SEC' OWN YOUR HOME LEAGUE, 153 We Bard St., N. Y. C.

> THE BEST IN LAKEWOOD SMOCK AGENCY Inc.

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MONTCLAIR NEW YORK'S LEADIN F. M. CRAWLEY & BROS. R. E. Brokers, opp. Lackawanna Terminal

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LOFTS C. ALFRED BURHORN CO. Fhone 1 Newark St., Hoboken, N. J. Hoboken 2141

CRUIKSHANK COMPANY, 141 B'way

Columbia Heights, Bklyn. HENRY ST., 145. 4-5 ROOMS, NEW ELEVATOR APTS. lear Clark St. Subway. Reasonable Rents.

APARTMENTS-Sale or Let. Unfurnished.
Above 59th St.-5th Av. to North River

THE DORCHESTER

131 Riverside Drive

7, 8, 9 Rooms, 3 Baths \$3,200 to \$5,000

ROCKLEDGE HALL

330 West 102d St.

9 Rooms & 3 Baths, \$4,500

8 Rooms, 3 Baths, \$3,500

5 Rooms & 2 Baths, \$2,200

225 WEST 80TH ST.

N. E. Cor. B'way

5 & 6 Rooms, 2 Baths \$2,000 to \$2,509 All Outside.

NEW CENTURY

401 West End Ave., Cor. 79th St.

10 Rooms, 3 Baths, \$5,400

\$4,250 up

9 Rooms, 3 Baths, \$3,750

APARTMENTS-Sale or Let. Above 59th St.-5th Av. to North River.



New Elevator Garden **Apartment Homes** 5 to 10 Rooms 2 to 4 Baths

## JACKSON HEIGHTS

THE QUEENSBORO

CORPORATION

50 East 42nd Street

SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

BRIGHTWATERS, L. I.
Hour from Pean. Station—BUNGA-LOW and COTTAGE plots, contain-ing 7 city lots; only \$400 up; easy terms. Hook of plans to each pur-chaser. T. B. & H. W. ACKERSON, Brightwaters, L. I. 26 Court st., Brooklyn.

Remarkable value, tax exempt house, \$ rooms, 3 baths: 2 car garage; \$22,000. HUGHES, Douglaston, Phone 1770 Bayside.

FOR SALE—One family house, 7 rooms, with 2 baths and showers, built in 1921; lawn, shrubs and flowers; garage; Norwood Gardens, Astoria, L. I.; 15 minutes from Grand Central by subway; tax exempt for 10 years. Apply C. A. CARROLL, 41 East 42d st., N. Y. Murray Hill 2377.

FREEPORT-6 rooms, tile bath, tile kitchen, glass enclosed porch, all medern improvements; lot 40x100; near depot; price \$5,500, easy terms. FREEPORT REALTY EXCHANGE, 16 Court st., Brooklyn. Main 10x10.

HOMES at low prices; easy terms; let us know your wants; picture folder sent. HYDE & BAXTER, Port Washington, L. I.

Westchester-Sale or Let.

chas. S. Faulkner, chas. S. Faulkner, facing Ryc Railroad Station. Telephone 123 Ryc, N. Y.

BELL & PIERSON, Real Estate.

RANK T. SLAVIN, Realtor, 49 Bank st., Stamford, Conn. Phone 1685.

New Jersey-Sale or Let.

STRATFORD AVON Social and Business References Required 210 Riverside Drive Take Sub-ray to Grand Central, transfer to Queensboro Sub-way (Corona Line) to 25th St. (Jackson Heightt) Section—(Office Opposits Station)

Br Motor—59th via Queensboro Bridge, Jackson Ave. to 25th St.

20 Minutes from Fifth Ave. & 57th St. 10 Rooms, 3 Baths

CARLISLE DWELLINGS 450 West End Ave. Show apartment, Hawthorne, Elm and Laburnum Courts open for inspection until 9 P. M. every day. 11 Rooms, 3 Baths,

Rental \$4,500 ST. DENIS 321 West 92d St.

9 & 10 Rooms, 3 Baths, \$3,500 to \$4,500 209 WEST 97TH ST.

Corinseca 7 Rooms & Bath. \$1,800 320 WEST 84TH ST.

Hyperion 8 Rooms & 2 Baths, \$2,100 603 WEST 111TH ST. 7 Rooms, 2 Baths, \$2,000

# WOOD, POLSON 6 Broadway, Cor. 80th St. Tel. Schuyler 1100

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LARGE AND SUMPTUOUS CASTLE ESTATE

Magnificently situated on hill with fin-views. Terraces, spacious dependance, and out-buildings, hot-houses. ESTATI of 1.400 HECTARES, woods, large ESTATE of 1.400 HECTARES, woods, large ponds, crossed by river, inclosed by splendid buildings; apple trees in full bearing, good hunting and shooting. This estate is situated on ferriferous soil, upon which borings have given good results; it also includes stone-pits of rocks and strained rocks which can be polished as marble. Chalybeate waters. Interesting waterfall permitting to contemplate the creation of important to contemplate the creation works for Electric Power.

Apply to Me. FAY, Notary, 11, Rue Saint Florentin, PARIS.

TO LET FOR BUSINESS. From Battery to 14th St., Inclusive.

2 Lofts 416 Broadway

Corner Canal St. Showrooms, Offices, Stockrooms Exceptionally Light-20 Windows assenger and Freight Elevators \$2,600 Each. No Manufacturing.

1. H. POLLACK, 119 W. 46th St. Tel. Bryant 0161, or your broker. Above 14th St. to 59th St. (Inclusive).

DECORATOR. Very atractive loft, 1,500 to 5,500 sq. feet cool workshop, light four sides, 28 windows large freight elevator, electricity, steam heat. 207-209 E. 49th st. Academy 2754.

LOFT-VACANT 241-5 W. 37TH ST.

Abt. 1000 ft., 4 elevators. Sprinkler system. M. J. MULQUEEN, 291 Brondway. Miscellaneous.

RULAND & BENJAMIN, BEAL ESTATE, 14 East 48 Street. Vanderbilt 8363. BUILDINGS. STORES, LOFTS.

APARTMENTS-Sale or Let. Above 14th St. to 59th St. (Inclusive).

at 30th St.
Entrance
1 W. 30.

2 rooms and bath, \$100 to \$130 per mouth. Maid's and valet services, meals and landry if dealred. Inquire of superintendent or

FRED'K FOX & CO., INC.

Strathmore 404 Riverside Drive at 113th St. 10 Rooms and 3 Baths

468 Central Park West Very light, large rooms, steam, hot water, newly dec Rent 800 per Month. Superintendent on Premises Superintendent on Premises or I. H. POLLOCK.

O W. 40th St. Tel. Bryant 018t.

No. 1 West 69th St. N. W. Cor. Central Park West, Exceptionally light apartments. 6 and 7 rooms and bath. All modern improvements.

Unfurnished-Brooklyn.

You: Situation Wanted Ad. in The TACTORIES NEW JERSEY

J. I. RISLAK, Hereken, N. J.

WILLIAM D. MERRALIA

Canadian Pacific Bidg.

Want Ad. Section of THE NEW YORK

HERALD should put you in touch with
just the nort of people with whom you
toould like to connect. Try one. Telephone Worth 10,000. Unfurnished-Westchester.

PELHAM MANOR UNFURNISHED APARTMENT ousekeeping, 6 well arranged rooms baths. Garage. Immediate por Session. Phone Pelham 1997.

Fish Marvin Murray Hill 6526.

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

QUICK ACTION.

\$40,000 to invest in first mortgage. Manhattan or Bronx. Send applications immediately. O 780 Herald, 280 Broadway. \$100,000 first mortgage wanted Bronx va-cant, valued at \$350,000; liberal fees for accommodation pay off; also give other se-curity if required. Box P. 1111 St. Paul Building.

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DOUGLAS L. ELLIMAN & CO. MANAGEMENT A SPECIALTY.
RYAN & CO., 142 West 125th.
WM. P. JONES & SON.
Management a Specialty.
Dryant 5472-5473

NO. 53 EAST 101ST STREET, adjoining corner Madison av.

Westchester—Sale or Let.

AN ECONOMICAL BUY
2 family home in Crestwood, 6 rooms and
bath each floor; steam heat, sewer and gas;
plot 75x110; price \$12,500.

BURKE STONE, INC.

Brouxville 1480, or 41 East 42d.

BEFORE YOU BUY, read our booklet, "Suburban Westchester," It gives distances,
osmuting rates, population and descriptions
of each town within the forty minute zone,
Send postage, four cents, PRINCE & RIPLEY, 342 Maddson av., New York city.

BUY your building LOT in PELHAMWOOD before it is too late; only a
few left; \$635 to \$1,000. JOS. LAMBDEN & SON, INC., 56 Lawton st.
Phone 302, New Rochelle, N. Y.

COLONIAL HOUSE, 8 rooms, \$17,500. SULLIVAN, 20 North av., New Rochelle. FOR RENT IN RYE, have several unfurnished cottages from 200 to \$1.500 a year; good neighborhood; so furnished, for rent, winter or year;

Above 59th St .- 5th Av. to East River

adjoining colors and color to a spartment with store; good location for retail business. Price \$12,300.
WILLIAM D. KILPATRICK, 149 Broadway WILLIAM D. KILPATRICK. 149 Broadway.
STOKE AND TENEMENT
92d st., between 1st and 2d avs.
Small 5 story tenement, with store.
WILLIAM D. KILPATRICK. 149 Broadway.
WILLIAM D. KILPATRICK. 149 Broadway.
3D AV., near 122d st., 19 or 38x103; 3 story brick; Possession May. MILPATRICK. 2 story brick; Possession May. MILPATRICK. 2 story brick; Possession May. MILPATRICK. 3 story brick; Possession MilPATRICK. 3 story brick; Pos

WILLIAM D. KILPATRICK, 185 BIOS.

3D AV., near 122d st., 19 or 58x105; 3 story brick; Possession May. BRETTEL, 184 E. 123d st.

Above 59th St.—5th Av. to North River.

LOWER W. 70s, few doors from West End.

LOWER W. 70s, few doors from West End.

Delvate dwelling, in perfect condition; 251 Huguenot st. Phones 594-133 New Rochelle.

LOWER W. 70s, few doors from West End av.—Private dwelling, in perfect condition; electric lights, parquet floors, hardwood trim, hot water heater; unusual bargain at \$20,000; cash \$5,000; possession at once. COUGHLAN & CO., INC., 209 W. 72d. ON ALBANY post road at Harmon on Hud-son, plot 52x125; splendid view of river. CLYNCH. 408 East 57th et. PELHAM BAY PARK-Must sell, wonderful bargain, two lots 50x118, two blocks from subvay; direct from owner. Room 901, 299 Madison av.

SLAWSON & HOBBS, 162 W. 72D ST. TWO 5 story 10 family spartment houses, 6 rooms and bath; all modern improvements; best section upper Broadway; income \$\$17,000; suitable terms. Particulars see GRAUTE, 213 East 17th st TO LET—South Yonkers, building, 22x82, 3

TO LET-South Yonkers, building, 22x82, 3 floors basement, elevator; suitable for storage or factory, H. B. JONES, 36 Hawthorns av., Yonkers, N. Y. 182 WEST 103RD ST., between Columbus and Amsterdam avs., 3 story, high stoop, brownstone dwelling; 9 tooms and bath; vacant; immediate possession; price \$15,500, Owner, WILLIAM D. KILPATRICK, 149 Broadway.

Washington Heights, Above 125th St., West of 8th Av.

SIX or seven rooms, with parage; new: Van Corlear place, at 225th et.; B'way subway station at 225th et. Small cash payments.

Manhattan-Miscellaneous. FOR SALE—To close estate down town, West Side, commercial building, 50x100, with cold storage equipment, at \$225,000; terms can be arranged; have a tenant who will lease the premises for \$25,000 per annum, except inter-cat on mortgage, for 21 years, with privilege of renewal; price includes equipment, AMOS LAMPHEAR, 149 Broadway, room 738.

SEIFH ABRAMSON, 46 W. 46th.

FREE list of nouses for sale and rent, Write VAN WINKLE CO., Rutherford, N. J.

MONTCLAIR, N. J.—To close an estate, elegant plot, fine home, 14 rooms, including 2 baths: improvements, garage; short waik to D. L. & W.; brokers protected. M. 573

Herald, 280 Broadway.

OWNER'S home, 6 rooms, all improvements, 6 closets, fine hall; slate roof; cement cellar; plot 40x169; electricity; coal and gas stoves, water heater, screens, awnings; big trees; fine porch; sindew \$7,800. liberal terms. E. P. SINCLAIRE, Rutherford, N. J.

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FLATBUSH, 1079 E. 37th st.—Six room mod-ern stucen house; driveway; vacant; price \$8,250; cash \$1,000. Phone OWNER, Mid-wood 4524. Queens-Sale or Let.

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BUNGALOW to rent; ocean front, 5 rooms and bath; all appointments; no letters answered. Call at 14 Virginia av., Long Beach, West End. LONG BEACH apartment, furnished, rooms, bath, garage; bathing from hou BYRNE, 6 Front st. Telephone 343 L. B.

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near shore, two acres of all clear land, well
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TWO completely furnished apartment for light housekeeping; one of three rooms and bath, \$100; another five rooms and hath, \$200, in finest apartment house on Alsoy st., near Kings Park, Jamaica. Telephone Jamaica 1684, or inquire Supt., telephone Jamaica 4592. Unfurnished. From Battery to 14th St., Inclusive.

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3, 4 OR 5 ROOMS AND BATH.

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Nine story fireproof building in a most refined vicinity. Apartments of 9 rooms for rent from October 1st. Also one apartment of 3 rooms. Apply to Supt., on premises, or SHARP & CO., 28B BROADWAY.

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Two modern 9 story fireproof buildings; apartments of 4 and 6 rooms; these apartments are the bee; planned on the East Side; service is unexcelled; the 6 room apartments contain 3 baths. Apply to Supt., on premises, or SHARP & CO., 2489 BROADWAY.

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New elevator building, dining room for tenants, five and two room apartments. 56TH, 1 East—Desirable 5th av. corner suite immediate possession: also 2 rooms and bath or 3 rooms and 2 baths; large rooms, hotel and restaurant Elysee service; inspec-tion invited.

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Possession at once or October.
103 East 84th street.
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6 rooms and 3 baths.
7 rooms and 3 baths.
GEORGE NEIMAN, 522 FIFTH AVENUE.

AT No. 19 East 25th St., Near 5th Av., Six rooms and bath, \$160; elevator. PHYSICIANS' APARTMENTS, 2 rooms and bath, 106 East 85th st. 6 rooms and bath, 103 East 84th st. GEORGE NEIMAN, 522 FIFTH AVENUE. 1ST AV. and 87th st. (1693).—Five rounds and bath, hot water, no heat; two flights rent \$45; two year lease required; adults preferred.

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BROADWAY, 2612, Nine story fireproof building, near 98th st. Rents most reasonable. 6 room apartments. SHARP & CO., 2889 BROADWAY. CUNTRAL PARK WEST, 327 (cor. 95d st.).—Assiminated of 7 and 8 rooms: one apartment of 8 rooms on the ground floor suitable for doctor or dentiat; the building is one of the best kept on Central Park West and the rents proportionately lower than other apartments in the vicinity; some to be subjet for immediate possession.

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RIDGEWOOD,—Attractive modern cottage, a rooms bath; garage, chicken house; \$6,500, \$1,000 cash; photographs. HOVER, 212 Broadway, N. Y.

SUBURBAN STUDIO HOMB—Sacrifice cozy artistic piace, especially built for year round living, less than three years old; only \$2,000 cash needed, balance of \$2,500 news terms, almost like rent, buys it; \$5,000 new years old; only \$2,000 cash needed, balance of \$2,500 news terms, almost like rent, buys it; \$5,000 new years in property less story fireproof building, corner files mortage can remain; has 7 large floors, running water, electric light, every convenience; beautifully situated on plot love to floors, running water, electric light, every convenience; beautifully situated on plot love to floors, running water, electric light, every convenience; beautifully situated on plot love to floors, running water, electric light, every convenience; beautifully situated on plot love to floor, running water, electric light, every convenience; beautifully situated on plot love to floor, running water, electric light, every convenience; beautifully situated on plot love to floor, running water, electric light, every convenience; beautifully situated on plot love to floor, running water, electric light, every convenience; beautifully situated on plot love to floor, and the west side; the rooms well planned; \$1,000 feet; fine garden space, shrubs and flowers in the best constructed building, on exceptional apartment of 2 rooms on \$1,000 feet; fine garden space, shrubs and flowers in the production of real worth; could not be duplicated at less than \$14,500; ideal to manufact at a fraction of real worth; could not be duplicated at less than \$14,500; ideal to manufact at a fraction of real worth; could not be duplicated at less than \$14,500; ideal to manufact at a fraction of real worth; could not be duplicated at less than \$14,500; ideal to ma

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CAMP to let on Rangeley Lake; 6 rooms, running water, apring, bathing, fishing, splendid view, wide porch; no mesquitoes; \$5 per day. ANNIE D. HINKLEY.

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FURNISHED cottage or bungalow with one large two small bedrooms and garage, for season; family of 3 adults; elevation about 800 ft.; convenient to New York. Write, stating price and particulars, J. G., 900 Kings Highway, Brooklyn.

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FOR SALE OR ENCHANGE.—Large cottage at Sea Bright, N. J. with 16 rooms, I baths. fully furnished, frontage on ocean 150 feet, 320 feet deep, also garage for al cars, and boathouss 30550 frontage of Shrewsbury River, 150870 free and clear price \$50,000. Will exchange for cold wate tenements. C. G. FLYGARE, 405 Lexing ton av. or your own broker.

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WANTED to rent 5 or 6 room house or part of two family house, in good residential neighborhood, between Elizabeth and Cranford, N. J. P 1738 Herald, Washington Hts.

WANTED—Pict suitable for garage.

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Unfurnished.
Above 59th St.-5th Av. to North River.

72D, 53 W.—Studio apartment, consisting of large workroom, north studio window 9x12, sleeping room, kitchenette, foyer hall, bath; 7th floor; elevator building.

For Cet. 1, apartments of 2 and 3 rooms, foyer, kitchenette, bath; southern exposure; large outside rooms.

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3 and 4 rooms, some with kitchenette; all housekeeping apartments; a most desirable neighborhood; the apartments contain exceptional attractions and the rents are the most reasonable in this vicinity.

SHARP & CO., 2480 BROADWAY.

6 rooms, bath, steam, electricity. Inquis-

Apartments of 5, 6 and 7 rooms in a 7 story elevator building, adjoining Central Park West, Conveniences and service unexcelled. Rent exceptionally reasonable.

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92D ST., 3 WEST (near Central Park West)

—Apartments of 6 rooms and bath; exceptional value; rent very reasonable.

SHARP & CO., 2489 BROADWAY.

94TH ST., 514 WEST (between West End av. and Riverside Drive).

Six story elevator building, 6 and 7 rooms, for rent from October 1; rents proportionately lower than similar apartments in this vicinity.

story lower than similar apartments in this vicinity.

SHARP & CO., 2489 BROADWAY.

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5, 6 and 7 rooms in an 8 story modern fireproof building, near Riverside Drive and containing all improvements; reasonable rent.

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103TH ST., 229 WEST.

5 and 6 room apartments, in a modern 6story elevator building; the apartments are
most attractive and must be seen to be appreclated; some for immediate possession;
rent reasonable.

SHARP & CO., 2489 BROADWAY,

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106 WEST 697H ST.

2 and 4 room apartments; large rooms, delightful kitchens. New modern rine story fireproof building. An unusually desirable residential location, easily accessible. A decided attraction in the fact that maid and porter service is provided. Relief from help troubles, yet affording all the conveniences of your own private home. Possession October 1: rent most reasonable. Housekeeper on premises, or SHARP & CO., 2489 BROADWAY.

113TH ST., 567-511-517 WEST.

Three 9 story modern apartment buildings, near Columbia University. Apartments of 3 and 4 rooms, with special attractions. SHARP & CO., 2489 BROADWAY.

120TH, 56 West.—Four rooms and bath, all modern improvements; \$1,000 a year.

238 WEST 72ND ST.

Apartments of two exceptionally large rooms, Location ideal; one for immediate occupany. Rent reasonable.

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5 room apartments in a new modern nine story fireproof building. An unusually desirable residential location. Easily accessible, with service unexcelled. Possession October 1. SHARP & CO., 2489 Broadway.

Apartments of 4 and 5 rooms; vicinity of Columbia University, in refined surroundings and well managed building. Rents are exceptionally attractive. Some apartments for

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Apartments of 3 and 4 large rooms; some with kitchenettes, in a modern nine story fireproof building. Exceptionally refined and quiet neighborhood, between Broadway and Riverside Drive. Possession October 1; rents from \$1,200.

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Washington Heights, Above 125th St.,
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Two blocks from St. Nicholas av. or 191st
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Just Completed, HiGH CLASS
two, three, four, five room apartments;
every modern improvements; moderate rents.
Ready for immediate occupancy.
ARTHUR CUTLER & CO., 176 West 72d st.,
Owners, or apply on premises.

145TH ST. (Bradhurst av., 30, apartmenti).
—Large front, back parior, kitchen, independent; piano; nicely furnished; reasonable.
Audubon 3981. Auduben 3981.

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6 rooms in high class elevator building near St. Nicholas av.; immediate possession; \$90 per month. Apply to Superintendent or SHARP & CO., 2489 BROADWAY.

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—Nine story firebroof building: apartments
exceptionally well planned and rents more
reasonable; one apartment of 7 rooms on
ground floor, suitable for dector or dentist.
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all modern improvements; references.

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